

VEGETATION CONSERVATION

PART 1

CHAPTER 112 - ZONING ORDINANCE

Article 13 - Landscaping and Screening

The following pages contain the County regulations requiring parking lot landscaping, transitional screening and tree cover. This Part has been reproduced in its entirety from the Zoning Ordinance and contains the full adopted text and screening and barrier matrix.

ARTICLE 13

LANDSCAPING AND SCREENING

PART 1 13-100 GENERAL PROVISIONS

13-101 Purpose and Intent

The purpose and intent of this Article is to preserve and promote the health, safety and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious community, to conserve natural resources including adequate air and water, to conserve properties and their values; to preserve the character of an area by preventing the harmful effects of prejudicial uses; and to encourage the appropriate use of land. More specifically this Article is intended to make incompatible uses compatible by requiring a screen or buffer between the uses in order to minimize the harmful impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusion, and other objectionable activities or impacts conducted on or created by an adjoining or nearby use. Additionally, this Article is intended to require the landscaping of certain parking lots in order to reduce the harmful effects of wind and air turbulence, heat and noise, and the glare of motor vehicle lights; to preserve underground water reservoirs and to permit the return of precipitation to the ground water strata; to act as a natural drainage system and ameliorate storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; to provide shade; and to enhance the blighted appearance of parking lots. Additionally, this Article is intended to require the preservation and planting of trees on sites to provide a specified percentage of tree cover in ten years.

13-102 Applicability

The provisions of this Article shall apply to all development subject to the provisions of Article 17, except the following:

1. Site plans filed pursuant to a special permit, special exception or variance approved prior to December 10, 1977, or
2. Site plans filed pursuant to proffered conditions or a development plan approved by the Board of Supervisors prior to December 10, 1977.

13-103 Administration

The Director shall be responsible for the administration of this Article.

13-104 Standards

The following standards shall apply to the preservation, installation and maintenance of all landscaping, tree cover, screening and barriers required by the provisions of this Article.

1. The planting and maintenance of all trees and shrubs shall be in accordance with the provisions of the Public Facilities Manual.
2. All trees required by the provisions of this Article shall be a minimum of six (6) feet in overall height at the time of planting.

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3. Generally, planting required by this Ordinance should be in an irregular line and spaced at random.
4. Existing vegetation which is suitable for use in compliance with the requirements of this Article, and which is protected according to the provisions of the Public Facilities Manual, when supplemented so as to provide planting and screening in accordance with the purpose and intent of this Article, may and should be used as required planting. Existing vegetation in a Resource Protection Area may be used to meet the requirements of this Article upon the approval of the Director. Any addition or removal of vegetation in a Resource Protection Area shall be subject to the provisions of Chapter 118 of The Code. The addition of vegetation in a Resource Protection Area shall be indigenous *or* adaptable to the site without extraordinary measures and shall be approved by the Director.

13-105 **Landscaping** Plan and Planting Requirements

1. A landscaping plan shall be submitted as required by the provisions of Article 17 and may be required for a minor site plan as determined by the Director.
2. Such landscaping plans shall be drawn to scale, including dimensions and distances, and clearly delineate all existing and proposed parking spaces or other vehicle areas, access aisles, driveways, and the location, size and description of all landscaping materials and tree cover in accordance with the Public Facilities Manual and the requirements of this Article.
3. The landscaping measures and tree cover required by this Article shall be shown on such plan, and shall be completed according to specifications prior to approval of any Residential or Non-Residential Use Permit in accordance with the provisions of Sect. 16-704.

13-106 **Maintenance**

1. The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers as may be required by the provisions of this Article.
2. All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris.
3. Fences and walls shall be maintained in good repair. Openings within the barriers may be required by the Director for accessibility to an area for necessary maintenance.
4. When required tree cover is provided on individual lots in residential districts, the homeowner, subsequent to Residential Use Permit issuance, shall not be precluded from adding, removing or relocating tree cover.

PART 2

13-200 PARKING LOT LANDSCAPING

13.201

Interior Parking Lot Landscaping

1. Any parking lot of twenty (20) or more spaces shall be provided with interior landscaping covering not less than five (5) percent of the total area of the parking lot. Such landscaping shall be in addition to any planting or landscaping within six (6) feet of a building, planting or landscaping required as peripheral planting by Sect. 202 below, and transitional screening as may be required by Sections 301 and 302 below.
2. The primary landscaping materials used in parking lot shall be trees which provide shade or are capable of providing shade at maturity. Shrubs and other live planting material may be used to compliment the tree landscaping, but shall not be the sole contribution to the landscaping.
3. The landscaping areas shall be reasonably dispersed throughout the parking lot.
4. The interior dimensions of any planting area shall be sufficient to protect all landscaping materials planted therein in conformance with the Public Facilities Manual.
5. The Director may waive or modify the requirements of this Section for any use in an I district wherein vehicles are parked or stored, provided the use is screened from view of all adjacent property and all public streets.
6. The Board, in conjunction with the approval of a rezoning or special exception, may approve a waiver or modification of the requirements of this Section. Such waiver or modification may be approved:
 - A. For an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and
 - B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

13.202

Peripheral Parking Lot Landscaping

If any parking lot contains twenty (20) or more spaces and transitional screening is not required by Sections 301 and 302 below, then peripheral parking lot landscaping shall be required as follows:

1. When the property line abuts land not in the right-of-way of a street:
 - A. A landscaping strip four (4) feet in width shall be located between the parking lot and the abutting property lines except where driveways or other openings may necessitate other treatment.
 - B. At least one (1) tree for each fifty (50) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on fifty (50) foot centers.
2. Where the property line abuts the right-of-way of a street:
 - A. A landscaping strip ten (10) feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line.
 - B. At least one (1) tree for each forty (40) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on forty (40) foot centers.

- C. Where peripheral landscaping required by this Section conflicts with street planting regulations of the Virginia Department of Transportation, the regulations of the latter shall govern.
- 3. The Board, in conjunction with the approval of a rezoning or special exception, may approve a waiver or modification of the requirements of this Section. Such waiver or modification may be approved:
 - A. For an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot: and
 - B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

PART 3

13-300 TRANSITIONAL SCREENING AND BARRIERS

13-301

Transitional Screening and Barriers, General Provisions

1. Transitional screening and barriers shall be provided in accordance with the matrix presented at the end of this Article and in accordance with the provisions of this Section and Sections 302 and 303 below.
2. Transitional screening and barriers shall be provided within the zoning district and on the lot of the use indicated in the left column of the matrix where it is contiguous or across the street from land used or zoned for uses indicated across the top of the matrix.
3. Where the structure is to contain more than one use or category of uses as presented in the matrix, the more stringent requirements of the matrix shall apply; provided, however, that the Director may allow the lesser requirements of the matrix upon a finding that the need for the more stringent requirements has been eliminated by the arrangement of the uses.
4. The uses in the matrix are listed in abbreviated form. Other similar uses, as may be included in a Listing presented in the district regulations, shall be subject to the same regulations as are presented for a use listed on the matrix.
5. In those instances where a proposed use and/or an existing use on the abutting property is not listed in the matrix, the Director, using the matrix as a guide, shall determine whether or not and to what extent transitional screening and barriers shall be provided.
6. In addition to the standards set forth in Articles 8 and 9 for a particular use, all uses allowed by special permit or special exception in a given district shall be required to provide transitional screening and barriers as determined by the BZA or Board, as the case may be, using the matrix as a guide.
7. In affordable dwelling unit developments which contain a mixture of different dwelling unit types, transitional screening and barriers shall not be required between different dwelling unit types within the affordable dwelling unit development.

13.302

Transitional Screening Requirements

1. Transitional screening shall be required only at the outer boundaries of a lot and shall be provided except where driveways or other openings may be required.
2. Transitional screening may be provided within the required minimum yard.
3. There shall be three (3) different transitional screening requirements as identified on the matrix, which shall be provided as follows:
 - A. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of 25 feet wide and planted with:
 - (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet
 - OR
 - (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15

linear feet plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.

B. Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of 35 feet wide and planted with:

- (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet

OR

- (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium **evergreen** tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet.

C. Transitional Screening 3 shall consist of an unbroken strip of open space a minimum of 50 feet wide planted with:

- (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one large deciduous tree with an ultimate height of 50 feet or **greater** for each 30 linear feet, plus one medium evergreen shrub with an ultimate height of 12 feet or less for every 15 linear feet

OR

- (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet, plus 7 medium evergreen shrubs with an ultimate height of 12 feet or less for each 10 linear feet.

13.303

Barrier Requirements

1. Barriers shall be generally located between the required transitional screening **and** the use or activity in connection with which they are required where they will most adequately screen such activities from the existing or proposed ~~first~~ floor level of adjoining development as determined by the Director. Any bracing, supports or posts shall be on the side of the barrier facing the use which must provide the **barrier**.
2. Where options are presented on the matrix for a type of barrier, such option shall be available to the developer unless otherwise qualified.
3. In certain unusual circumstances of topography, or to alleviate certain specific problems, i.e., the blocking of glare, muting of noise, etc., the Director may require the use of an earth berm or more specialized fence material in lieu of, or in combination with, any of the barrier types set forth below.

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4. There shall be different barrier requirements as identified on the matrix, which shall be provided as follows:
 - A. Barrier A shall consist of a 42-48 inch wall, brick or architectural block faced on the side facing the editing use and may be required to be so faced on both sides as determined by the Director.
 - B. Barrier B shall consist of a 42-48 inch solid wood or otherwise architecturally solid fence.
 - C. Barrier C shall consist of an evergreen hedge with an ultimate height of at least 42-48 inches and planted size of 36 inches.
 - D. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.
 - E. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
 - F. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.
 - G. Barrier G shall consist of a 6 foot chain link fence and may be required by **the** Director to have inserts in the fence fabric or to be coated.
 - H. Barrier H shall consist of one row of 6 foot trees averaging 50 feet on centers, such trees being a variety of types. This requirement may be omitted in cases where the building is 6 feet or less from the property line.

13-804

Transitional Screening and Barrier Waivers and Modifications

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

1. Transitional screening and barriers may be waived or modified between uses that are to be developed under a common development or site plan or series of development or site plans within a PRC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments.
2. Where the strict provisions of this Part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening and/or barriers may be waived or modified by the Director where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize

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adverse impact through a combination of architectural and landscaping techniques.

4. The transitional screening yard width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall instead of the lesser barrier indicated by the matrix. This wall may be reduced to a height of six (6) feet where the Director deems such a height will satisfy the purposes and intent of this Part.
5. Transitional screening and barriers may be waived or modified where the adjoining land is designated in the adopted comprehensive plan for a use which would not require the provision of transitional screening between the land under site plan and the adjoining property.
6. Transitional screening and barriers may be waived or modified where the adjacent property is zoned to allow a use similar to that of the parcel under site plan.
7. Transitional screening and barriers may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.
8. Transitional screening and barriers may be waived or modified when the adjoining land is used for a sawmilling operation or for a wayside stand.
9. Transitional screening and barriers may be waived or modified where adjacent residential property is used for any use permitted by the Board of Zoning Appeals or the Board of Supervisors as a special permit or special exception use except nursery schools, day care centers, schools of general and special education.
10. **Transitional screening** may be waived or modified when the adjoining land is an R district and is used for off-street parking as permitted by the provisions of Sect. **9-609**.
11. Transitional screening and barriers may be waived or modified where the subject property abuts a railroad or interstate highway right-of-way, except the Dulles Airport Access Road.
12. The Director may waive or modify the barrier requirements where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective.
13. The Director may waive or modify the barrier requirements for single family attached dwelling units where a six (6) foot fence has been provided to enclose a privacy yard on all sides, and such fence is architecturally designed and coordinated with landscaping techniques to minimize adverse impact on adjacent properties.
14. Transitional screening and barriers may be waived or modified for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.
15. In affordable dwelling unit developments, where the strict application of the provisions of this Article would preclude compliance with the provisions of Part 8 of Article 2, transitional screening and/or barriers may be waived or modified

PART 4**13-400 TREE COVER REQUIREMENTS****13-401****Tree Cover Requirement Standards**

1. All developments requiring submission and approval of a site plan shall include the preservation and planting of trees on the site to the extent that, at maturity of ten years, minimum tree cover shall be provided as follows:

Zoning Districts	Percentage Cover
Commercial; Industrial; PDC; R-20; R-30; PDH-20; PDH-30; PDH40; R-MHP; medium and high density areas of a PRC District	Ten percent (10%)
R-12; R-16; PDH-12; PDH-16	Fifteen percent (15%)
R-A; R-P; R-C; R-E; R-1; R-2; R-3; R-4; R-5; R-8; PDH-1; PDH-2; PDH-3; PDH4; PDH-5; PDH-8; low density areas of a PRC District	Twenty percent (20%)
3. The tree cover requirement shall be calculated and shown on the landscaping plan in accordance with the provisions of the Public Facilities Manual.
3. Compliance with these requirements by the approval of a landscape plan and subsequent issuance of a Residential Use Permit or Non-Residential Use Permit shall be deemed to meet the requirement of tree cover at a maturity of ten years.

13-402**Tree Preservation Credit**

1. Existing trees which are to be preserved may be included to meet all or part of the tree cover requirements if the existing trees are identified on the landscape plan and the trees meet the requirements for tree preservation in the Public Facilities Manual.
2. The credit provided per freestanding tree or cluster of trees will be 1.25 multiplied by the area defined by the boundaries of the existing drip line of a freestanding tree or group of trees as surveyed in the field and delineated on the plan. A credit of up to **2.0** may be granted by the Director for trees of outstanding size and quality.
3. The minimum size tree to be allowed for tree preservation credit shall be as required by the Public Facilities Manual.

13-403**Tree Planting Credit**

1. Planted trees that may qualify for tree cover credit shall include the trees in interior parking lot landscaping, peripheral parking lot landscaping, foundation planting, transitional screening, landscaped open space, revegetation, tree supplementation, tree replacement and other trees that are planted on the site.
2. The tree cover calculations for the planted trees shall be based on the projected ten year tree cover area for each tree as shown in the Tree Selection and Cover Guide in the Public Facilities Manual. Other trees and larger tree sizes may be given tree cover credit with submission of supporting tree cover data to the Director.
3. The minimum size planted tree that will qualify for tree cover credit shall meet the minimum six foot height requirement of Sect. 104 above and the minimum one inch caliper requirement as shown in the Tree Selection and Cover Guide in the Public Facilities Manual.

Modifications, Waivers and Exceptions

1. The tree cover requirements may be modified by the Director for areas comprised of the following features, provided those areas are identified and delineated on the site plan:
 - A. Floodplains and wetlands.
 - B. Nonwooded developed recreation areas, such as athletic fields, tennis courts, multi-use courts, playgrounds and tot lots.
2. Tree cover requirements may also be modified or waived by the Director where the strict provisions of this Part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot.
3. An exception to the tree cover requirements may be approved by the Director for areas comprised of the following features, provided those areas are identified and delineated on the site plan:
 - A. Lakes and retention ponds, based on the normal water surface elevation, and swimming pools.
 - B. Lands under active commercial production or management of agricultural, horticultural or forest crops; landfills and quarries.
 - C. Major utility distribution easements of twenty-five (25) feet or more in width.
 - D. Absorption fields and seepage pits for on-site sewage disposal systems.
4. The Director may impose conditions to any modification, waiver or exception which will assure that the results of the modification, waiver or exception would be in accordance with the purpose and intent of this Part.
5. A waiver or modification of the parking lot landscaping or transitional screening requirements shall not be deemed a modification, waiver or exception to the requirements of this Part.

TRANSITIONAL SCREENING AND BARRIER MATRIX

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Dwellings, detached																	
2. Dwellings, attached	1 B,A*																
3. Dwellings, multiple family Dwellings, mobile home	1 D,E or F	1															
4. Child care centers Churches, chapels Nursery schools Private schools	1 D,E or F	1 D,E or F	1 E or F														
5. Community uses (Group 4)	1 D,E or F	1 D,E or F	1 E or F	B or 2	H					H							
6. Inst. providing housing, general care for indigent, orphans and the like Medical care facilities	2 D,E or F	2 D,E or F	1 E or F														
7. Financial institutions Funeral chapels	1 D,E or F	1 D,E or F	1 B or C	H													
8. Business service & supply estab. Eating estab. Funeral homes Offices Personal service estab. Repair service estab. Retail service estab. w/out outside display	2 D or F E*	2 D or F E*	1 D or F E*	1 A,B or C	H												
9. Bus, railroad stations Car washes Drive-in banks Fast food restaurants Plant nurseries Retail sales estab. with outside display Service stations Theatres, to include drive-in motion picture Vehicle light service estab. Vehicle sale & rental estab.	3 E,F or G	3 E,F or G	2 E,F or G	D,E or F	H												
10. Hotels, motels	2 E,F or G	2 E,F or G	1 E,F or G	H	H												

TRANSITIONAL SCREENING AND BARRIER MATRIX

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
11. Commercial recreation uses (Group 5)	2 D,E or F	2 D,E or F	1 D,E or F	D,E or F	H												
12. All other quasi-public uses (Category 3) <i>mid-high</i>	2 D,E or F	2 D,E or F	2 D,E or F	1 A,B or C	D,E or F												
3. Mini-warehousing estab. Production, processing estab. as Permitted in I-3.14 Districts Scientific research & development estab. Wholesale trade estab.	2 D,E or F	2 D,E or F	2 D,E or F	D,E or F	H	H		H	H								
4. Light public utility uses (Category 1)	3 D,E or F	2 D,E or F	2 D,E or F	1 D,E or F	1 D,E or F	1 A,B or C	1 A,B or C	D,E or F	D,E or F								
15. Contractor's offices & shops Heavy equip. & spec. vehicle sale, rental & service estab. Heavy public utility uses (Category 2) Lumber & bldg. material yard Motor freight terminals Storage yards Warehousing facilities	3 D,E or F	3 D,E or F	3 D,E or F	1 D,E or F	1 D,E or F	1 A,B or C	1 A,B or C	D,E or F	D,E or F								
16. Production, processing estab. as permitted in I-S, I-6 Districts Junk yards Motor vehicle storage and impoundment yards Recycling centers Vehicle major service estab.	3 D,E or F	3 D,E or F	2 D,E or F	1 D,E or F	1 D,E or F	1 D,E or F	1 D,E or F	1 D,E or F	1 A,B or C	1 A,B or C	1 A,B or C	D,E or F			1 A,B or C		
17. Heavy industrial uses (Category 5) Mixed waste reclamation facilities	3 D,E or F	3 D,E or F	2 D,E or F	1 D,E or F	1 A,B or C	1 D,E or F	1 D,E or F	1 A,B or C	1 A,B or C	1 A,B or C	1 A,B or C	D,E or F			1 D,E or F	1 D,E or F	

*As may be required by the Director